

areas and single-family residential areas. Apartments could serve as a buffer or transition area between major thoroughfares and single-family residential areas. Still another reason, is the rising cost of single-family homes. Emphasis should be placed in the Kinston Zoning Ordinance to reserve areas for this type of land use in specific areas of the Kinston Planning Area.

Manufacturing Development

Due to the reclassification of some manufacturing land in conformance with the Standard Land Use Coding System, total land used for manufacturing purposes would show a decline in manufacturing during the last decade. Such land uses as a tobacco sales warehouse was classified in 1960 as industry; under the new coding system, this land use would be classified as a trade use. Within the corporate limits of Kinston, manufacturing land totals 51.4 acres of land for 1971. It is projected that an additional 30 acres of manufacturing land will be needed by 1990. This projection of 30 acres is based on current land use, projected population and also land use per 100 population. The majority of manufacturing land uses within the corporate limits of Kinston are adjacent to the Atlantic and East Carolina Railroad and the Seaboard Coast Line Railroad. During the next two decades, it is anticipated that most of the projected additional 30 acres of land needed will be used for expansion of existing manufacturing facilities within the corporate limits. Presently, industries generally desire to locate new manufacturing sites in areas which allow expansion; in areas not subject to high cost for land and in